U.S. Department of Energy's
Office of Science

What is the Optimum Year for Maintenance

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FY 2005 *Implementation Procedures to Report Deferred and Annual Maintenance On Real Property*

- Annual Required Maintenance Costs. Estimates of all costs to perform maintenance activities for a building, trailer or other structure and facility (OSF) in FY 2005 that one would normally expect to be accomplished as determined by engineering/maintenance/life cycle analysis and vendor maintenance schedules. Included are preventive maintenance, predictive maintenance, corrective maintenance and any other maintenance/repair activity required for which FY 2005 is the *optimum period of accomplishment*.

Definition of Optimum Period

Optimum Period. That time in the life cycle of an asset when maintenance actions should be accomplished to preserve and maximize the useful life of the asset. The determination is based on engineering/maintenance analysis and is independent of funding availability or other resource implications.

- As an example of optimum period as it relates to the reporting of deferred maintenance; if a maintenance action is identified in FY2005 and the optimum period for completion of the maintenance is in FY2006 or beyond, the activity is *not deferred maintenance*. The activity would represent deferred maintenance in this FY2005 report if the optimum period for accomplishing the maintenance is FY2005 or before and work is not performed (e.g., work delayed due to lack of funding or other resources) by the end of fiscal year 2005. In some instances, due to change of mission or other reason, the facility manager may determine that maintenance previously identified as deferred i.e., beyond its optimum period is no longer needed or the optimum period for its accomplishment is now later than FY2005. In these cases, there is no deferred maintenance, notwithstanding the previous condition assessment.

SC Site Views on What is the Optimum Period

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Plans for FY 2006

In FY 2006, funding of $14,637,000 will support the 10 projects listed below and allow for the clean-up/removal of an estimated 80,000 square feet of space:

- Ames ($45,000) – Demolition of Hydrogen Test Cell Facility (900 sq. ft.)
- ANL-E ($770,000) – Bldg. 200 Heavy Isotopes Hood/Equipment Demolition and Bldg. 205 F-111 Excess/Contaminated Media and Equipment Clean-up (Phase 2) (approximately 3,100 sq. ft.)
- BNL ($600,000) – Demolition of Building 86 and Demolition of Building 650, Phase 1 (approximately 11,000 sq. ft.)
- FNAL ($125,000) – Demolition of Two Muon Enclosures (approximately 800 sq. ft.)
- LBNL ($11,046,000) – This funding will support removal of Building 51A of the Bevatron complex, a 28,478 square foot high bay structure. It will also support activities required to execute total removal of the Building 51/ Bevatron complex, including: surveys and planning activities, such as engineered plans and specifications for the demolition of the Bevatron and Building 51; waste management plan; characterization plan; health & safety plan; and community relations plan. The FY 2006 funding will also support utility relocations, preliminary hazardous material abatement, and removal of abandoned electrical equipment. (approximately 28,000 sq. ft.)
- LLNL ($150,000) – Demolition of Magnetic Fusion Energy Legacy Facilities at Building 445, Phase 3 (approximately 7,000 sq. ft.)
- ORISE ($768,000) – Demolition of Building SC-5, Large Animal Containment Facility (approximately 5,600 sq. ft.)
- ORNL ($1,133,000) – Demolition of Building 2000 (approximately 23,000 sq. ft.)

Status of SC Space Bank-1

Estimated Area and Schedule for Projects Subject to the One-for-One Offset Requirement*

Site	Project Name	Project Number	Estimated Area (square feet)	Fiscal Year Anticipated Construction Start Year	Anticipated Construction Completion Year	
Oak Ridge (ORISE)	GPP Project	N/A	5,600	2003	2004	
ORISE	SC-200 Construction (GPP)	AA0D0063	21,500	2004	2004	
SLAC	SSRL Office Trailer (GPP)	N/A	2,160	2004	2004	
Total FY 2004 Pending			**29,260**			
Lawrence Berkley (LBNL)	GPP Projects	N/A	1,200	2003	2005	
Total FY 2005 Pending			**1,200**			
Oak Ridge (ORNL)	Center for Nanophase Materials Science	03-R-312	80,000	2003	2006	
Stanford Linear Accelerator Center	Linac Coherent Light Source	05-R-320	50,000	2006	2006	
Total FY 2006 Pending			**130,000**			
Lawrence Berkley (LBNL)	The Molecular Foundry	04-R-313	96,000	2004	2007	
Brookhaven National Laboratory	Research Support Building Ph 1	MEL-001-027	65,000	2004	2007	
Sandia National Lab (SNL)*	Center for Integrated Nanotechnologies	03-R-313	95,000	2004	2007	
Los Alamos Lab (LANL)*	Center for Integrated Nanotechnologies	04-R-314	34,000	2004	2007	
Thomas Jefferson National Accel. Facility	CEBAF Center Addition Ph 1	MEL-001-033	59,000	2005	2007	
Stanford Linear Accelerator Center	Linac Coherent Light Source	05-R-320	30,000	2006	2007	
Total FY 2007 Pending			**250,000**			
Brookhaven National Laboratory	Center for Functional Nanomaterials	05-R-321	95,000	2005	2008	
Total FY 2008 Pending			**95,000**			
		Grand Total	**505,460**			

*Project funded by SC, space provided by NNSA. Not included in totals.

*Courtesy ME-90

Status of DC Space Bank-2

Eliminated Area Banked to Offset New Facility Construction

SITE NAME	Banked Area FY 2002	Banked Area FY 2003	Banked Area FY 2004		Total Area Banked to Date	New Construction Completed in 2003 Subject to Offset	New Construction Completed in 2004 Subject to Offset	Balance of Banked Area
Ames Laboratory	0	0	0		0		0	0
Argonne National Laboratory East (New Brunswick Laboratory)	89,950	3,526	-88,535	(1)	4,941		0	4,941
Brookhaven National Laboratory	97,518	19,760	38,836		156,114		0	156,114
Fermi National Accelerator Facility	0	1,836	1,494		3,330		0	3,330
Lawrence Berkeley National Laboratory	15,639	81,960	44,775		142,374		0	142,374
Oak Ridge Reservation (ORNL, BNFL, Wackenhut, and ORISE)	61,609	-6,277	41,255		96,587		82,040	14,547
Princeton Plasma Physics Laboratory	0	0	0		0		0	0
Stanford Linear Accelerator Center	16,043	6,907	93,056	(2)	116,006		2,160	113,846
Thomas Jefferson National Accelerator Facility	65,000	0	0		65,000		0	65,000
Total	**345,759**	**107,712**	**130,881**		**584,352**	**0**	**84,200**	**500,152**

(1) Argone National Lab banked 4,521n FY 2004 but waived 93,056 sf to the Stanford Linear Accelerator Center (SLAC). Therefore -85,535 sf is reflected.

(2) SLAC wiaved in 93,056 sf of space banked at Argonne National Lab.

*Courtesy ME-90

Space Bank-3

Bottom Line:

- Banked space plus planned elimination enough to cover currently planned SC new construction, but not significant new additions – e.g., GTL